

Board of County Commissioners

Budget Discussion Item

Date of Meeting: June 14, 2005
Date Submitted: June 8, 2005
To: Honorable Chairman and Members of the Board
From: Parvez Alam, County Administrator *PA*
Alan Rosenzweig, Director, Office of Management & Budget *AR*
Tony Park, Director, Public Works
Subject: Target Area Sewer Projects

Statement of Issue:

To provide staff direction regarding funding for the three Target Water and Sewer Areas as determined in the Interlocal Water and Sewer Agreement.

Background:

The Interlocal Water and Sewer Agreement was approved by the Board on May 10, 2005. Section 3 of the agreement (Attachment #1), established Target Water and Sewer Areas which are "areas in need of water/ or sewer service due to lack of proper utilities or the failure of utilities on which they were developed". The specific geographic areas identified in the Agreement are the Centerville Trace Subdivision, Harbinwood Subdivision, and Woodville Community. Pursuant to the agreement, the City and County agree that the City is not obligated to participate in the development and construction of the water distribution or sewer collection system for the Target Areas, however, the City agrees to plan for or maintain treatment and disposal capacity until a project can be implemented and to participate in the development of the conveyance system to move collected sewers from the project area to the City sewer system.

Analysis:

The following provides a general discussion on the Target Water and Sewer Areas:

Centerville Trace: The Centerville Trace Sewer Project will provide sewer service to approximately 175 homes in the Centerville Trace neighborhood located on Centerville Road south of Interstate 10. This area was originally developed using septic systems which have failed due to soil and groundwater conditions. Groundwater conditions in this area produce many natural springs which indicates that water is coming out of the ground rather than accepting septic field discharges into the ground. The proximity of City sewer service to the area is quite good, and the topography of this area is conducive to the installation of gravity sewers. The City currently provides water service to this target area. The initial study of the area would confirm or identify other means of serving these properties with sewer.

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Harbinwood: The Harbinwood Sewer Project will provide sewer service to approximately 1207 homes in the area between North Monroe Street and Lake Jackson surrounding and including the Harbinwood Estates subdivision, the area being generally known as "Harbinwood". This area was originally developed using septic systems which have failed due to soil and groundwater conditions. Steep slopes and soil types in this area are not conducive to the discharge from a septic system being accepted into the ground which is the basis of the function of a septic system. Both the City and Talquin have potential service capabilities for the area in reasonable proximity to the area, and the area water service is provided by Talquin. Due to the topography of the area, it is anticipated that shallow gravity sewers will be utilized. The initial study of the area would confirm or identify other means of serving these properties with sewer.

Woodville Community: The Woodville Sewer Project will provide sewer service approximately 1432 homes or properties located within the Woodville area of Leon County. This area has been developed to date utilizing septic sewer systems due to restrictions on the extension of sanitary sewer systems outside of the Urban Services Area. The flat terrain that comprises this area does not lend itself to gravity sewers and other methods of service may be considered. This area is currently provided with water service by the City. The initial study of the area would identify most efficient and economical means of serving these properties with sewer.

The tentative budget for Fiscal Year 2006 currently provides funding for the engineering studies necessary to further define the actual project to be constructed and associated cost. In light of the Board's desire to move forward with the sewer projects, two funding opportunities exist to implement the findings of the forthcoming engineering studies. Staff has identified the BP2000 Water Quality Program and the Sales Tax Extension as potential funding sources to implement the actual infrastructure needed in the Target Areas.

BP2000 Water Quality Funding

The BP2000 Interlocal Agreement between the City and Leon County provides specific direction regarding the administration of the sales tax extension revenue. Paragraph 10.d (Attachment 2) states that funding for a Water Quality Program, for stormwater and water quality retrofit projects, will be split 50/50 between the City and the County. The total Water Quality Program consists of \$50 million, with the County's share at \$25 million. Receipt of the full \$25 million assumes use in equal increments over a 15 year period. The project schedule may be accelerated to accommodate Board direction. Interest payments are necessary to accomplish this, thereby reducing the County's share by the amount of the interest payment. Table 1 illustrates the County's share of the current BP2000 Water Quality Program as projected to be funded through the sales tax extension.

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Table 1: BP2000 Water Quality Program – Sales Tax Extension

	Adopted FY04	Adopted FY05	Planned FY06	Planned FY07	Planned FY08	Project Total
Harbinwood stormwater*	1,363,898	1,000,000	2,000,000			4,363,898
Okecheepkee/Woodmont Pond	633,000	1,000,000	1,560,000			3,193,000
Killearn Sewer		750,000	4,000,000			4,750,000
Killearn Homeowners Grant			250,000			250,000
Rhoden Cove					2,400,000	2,400,000
Lexington Pond					3,200,000	3,200,000
Retrofit Projects						
Lake Heritage Outfall	180,000					180,000
Lake Munson Dam	250,000	500,000			1,000,000	1,750,000
Lakeshore Estates	250,000					250,000
Sharer Road Outfall	125,000					125,000
Harbinwood (Faulk Drive Pond)	1,475,000					1,475,000
Lake Henrietta Trash Rack				150,000		150,000
Total	4,276,898	3,250,000	7,810,000	150,000	6,600,000	22,086,898

* Harbinwood is estimated to receive \$500,000 from NWFVMD and \$500,000 from the Florida Legislature in addition to the funds planned for FY08.

The Board may wish to consider reallocating current funding dedicated to Rhoden Cove and Lexington Pond towards the Harbinwood Sewer project. Those funds may provide a greater benefit in the Board's effort to address water quality control for Lake Jackson if utilized for the Harbinwood Sewer project. Staff will continue to pursue funding for the Rhoden Cove and Lexington Pond projects through the Army Corp of Engineers.

Sales Tax Extension Funding

In November 2000, Leon County Residents approved a referendum extending the imposition of the one cent local option sales tax beginning FY2004 and continuing for 15 years. The extension of the local option sales tax commits 80% of the revenues generated to Blueprint 2000 projects and will be jointly administered and funded by Leon County and the City of Tallahassee. The remaining 20% will be split evenly between the County and the City.

The County's share was dedicated to be used for projects in the following areas: Stormwater, Transportation, Intersections, Bridges, Sidewalks, Bike Lanes and Bike Paths, and Greenways, Parks, and Recreation. On September 12, 2000 the Board adopted Resolution 00-30 (Attachment #3) establishing a list of projects to be funded with the County's 10% share of the one cent sales tax

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extension. Resolution 00-30 was subsequently amended to add additional projects on September 23, 2003 (attachment #4).

Attachment #5 identifies the current programmed use of the sales tax extension monies through the fiscal year 2019. In the current analysis, all funds are utilized through FY 2014. Projected revenue from FY 2015 to 2019 is largely undedicated, resulting in approximately \$20 million of unprogrammed funding. These additional revenues may be allocated towards the cost of implementing sewer programs in the Target Areas.

Pursuant to section (D) of the Resolution, two noticed public hearings are required to significantly amend, delete, replace or add any projects to the approved list.

Options:

1. Direct staff to reallocate a portion of the existing Water Quality Program funds to fund the Target Water and Sewer Areas.
2. Direct staff to program the sales tax extension out year funds to the Target Water and Sewer Areas, and direct staff to schedule two public hearings to amend the current sales tax extension project list.
3. Board Direction

Recommendation:

Board Direction

Attachments:

1. Section 3 of the Interlocal Water and Sewer Agreement.
2. Paragraph 10.d of the BP2000 Interlocal Agreement.
3. September 12, 2000 Board adopted Resolution 00-30.
4. September 23, 2003 Board amended Resolution 00-30.
5. Current programmed use of the sales tax extension.

time of execution of this Agreement and is attached hereto and incorporated as if fully set forth herein. Further, the County does hereby grant unto the City, and the City does hereby accept, an exclusive franchise to provide sewer service to all properties located within the County that are not located within an existing or applied for sewer franchise at the time this Agreement becomes effective. Both the sewer and water service franchises granted herein shall be subject to and contingent upon the terms and conditions contained in this Agreement.

b. Portions of the sewer franchise granted herein are subject to the Tallahassee-Leon County Comprehensive Plan restrictions prohibiting the installation of municipal sewers. The City shall not be obligated to provide service in these areas until such time as amendments are made to the Tallahassee-Leon County Comprehensive Plan, which shall have the effect of partially or completely removing those restrictions.

Section 3. Target Water and Sewer Service Areas.

a. The City and County agree that, within the franchise area granted herein there are specific geographic areas, the Woodville Community, Centerville Trace Subdivision and Harbinwood Subdivisions, hereinafter referred to as Target Areas. It is agreed that these Target Areas are in need of water and/or sewer service due to the lack of proper utilities or the failure of utilities on which they were developed and that these Target Areas will be prioritized for the provision of water and/or sewer services.

b. Target Areas have been identified by the City and County and are attached hereto and incorporated as if fully set forth herein as Exhibit A. Target Areas will be updated annually by the County no later than December 1 of the preceding fiscal year prior to anticipated action by the City.

c. The City and County agree that, at the time that a Target Area is to be provided with water and/or sewer service by others, the City and County will enter into a Target Area Implementation Agreement. Said Implementation Agreement will specify the rights and responsibilities of each party in the provision of the utility service to the Target Area and the terms and conditions of service. The County agrees that the City is not obligated to participate in the development and construction of the water distribution or sewer collection system within the Target Area. The City agrees to provide some or all of the conveyance to or from the Target Area subject to the Implementation Agreement.

d. The City agrees that it will maintain or plan for treatment and disposal capacity to serve the identified Target Areas.

Section 4. Rights and responsibilities of City.

a. The City is responsible for providing water and/or sewer service to all properties located within the franchise area except as provided in this Agreement. City water and/or sewer service to existing developed properties within the franchise area shall be determined on the basis of a site specific evaluation by the City that includes cost feasibility, availability of easements, and other pertinent factors in a manner similar to that used within the City limits.

central drainage ditch, greenways throughout the system and trailhead development.

d. Water Quality Program - Funding for stormwater and water quality retrofit to be split 50/50 between City and County (includes \$10 million for retrofit and drainage improvements in Frenchtown watershed and \$5 million for various County retrofit projects in the urban area previously identified as high priority).

e. Map 7: Phase I-Eastern Leon County groundwater and floodplain protection.

f. Map 6: Lafayette Basin floodplain/greenway land acquisition for future stormwater improvements and greenway connection from Lafayette Heritage Trail to Miccosukee greenway.

g. Map 2B: Widening of Capital Circle SW from Blountstown Hwy. to Springhill Road; includes (Option 1-Realignment; includes ROW, construction, and stormwater for roadway improvements only, and land acquisition for future greenway).

h. Map 2C: Widening of Capital Circle SW from Springhill Road to Crawfordville Road; (includes ROW, construction, and stormwater for roadway improvements only and land acquisition for future greenway).

i. Map 5B: Land acquisition only for greenway linkages between Maclay Gardens, Timberlane Ravine, Goose Pond, and Tom Brown Park.

j. Map 3, Segment 4: Old St. Augustine Branch stormwater improvements (Gamble Street to confluence with Munson Slough).

k. Gaines Street Reconstruction and extension of Jackson Bluff Road (\$17 million).

l. Map 6: Widening of Mahan Drive from Dempsey Mayo Road to I-10, and stormwater improvements for roadway and Lake Lafayette; trail head

**A RESOLUTION IDENTIFYING CAPITAL PROJECTS
TO BE FUNDED FROM THE LEON COUNTY SHARE
OF THE ONE-CENT SALES TAX**

Attachment # 6
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WHEREAS, Leon County, Florida and the City of Tallahassee have agreed to place a sales tax levy on the ballot on November 7, 2000, to address significant community improvements in the areas of transportation, stormwater and water quality, greenways and parks and recreation, and economic development, and

WHEREAS, eighty percent (80%) of the sales tax revenues will fund Blueprint 2000 projects, and the remaining twenty percent (20%) will be split equally between the City of Tallahassee and Leon County on additional projects of importance to the community, and

WHEREAS, the County Commission wishes to inform voters of its plans for the expenditure of the County's share of such funds,

NOW, THEREFORE, be it resolved by the Leon County Board of County Commissioners as follows:

Section 1. Leon County is committed to spend funds for the following list of projects, as approved by the County Commission on July 10, 2000:

A. Priority Sales Tax Projects

County Stormwater Projects

Lafayette Street Reconstruction

Gadsden Street Reconstruction (Gaines to McDaniel)

Upper St. Marks Wetland Preservation

Longwood Subdivision Retrofit

Munson Slough Improvements

Autumn Woods Way Culvert Improvement

County Transportation Projects

* Gaines St Reconstruction Project (\$10.7 million)

Meridian / Franklin - (Franklin/Lafayette to Gaines)

Lafayette St. Reconstruction

Old St. Augustine Rd. Reconstruction (Blair Stone to Cap Cir)

Chaires Cross Road (US 27 north to the RR Crossing)

County Intersection Improvements

Talpeco Road @ US 27 North

Crowder Rd. @ US 27 North

Tram Rd. @ Gaile Rd.

County Bridges, Sidewalks, Bike Lanes, Bike Paths

Bridges

Sidewalks

Bike Lanes

B. Projects Identified For Funding with Addition Sales Tax Proceeds:

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County Bike Paths

County Stormwater Projects

Project

Harriett Drive Reconstruction

Meridian Road

Crump Road Wetland Construction

Jack Vause Road Stabilization

Jefferson Road Bridge

Miccosukee Road Wetland Construction

Baum Road (North) Elevation

Moccasin Gap Road Elevation

Buck Lake Rd./ Chaires Crossroads Storage Ponds

Buck Lake Road

Old Bainbridge at Homewood

State Road 59 Elevation and Pond Construction

Benjamin Chaires Road Elevation

Baum Road (South) Elevation

County Transportation Projects

Old St. Augustine Rd. (Capital Circle to Southwood Plantatio

Miccosukee Rd. (Capital Circle to Edenfield)

County Intersection Improvements

Miccosukee Rd. @ Cap. Cir. Capital Medical Drive

Miccosukee Rd. @ Fleishmann Rd

Buck Lake Rd. @ Chaires Cross Rd.

Miccosukee Rd. @ Medical Blvd.

Tharpe St. @ Colorado St.

Gadsden St. @ Pensacola St.

Tharpe St. @ Maryellen St.

Tharpe St. @ Trimble St.

County Traffic Calming

Traffic Calming

- C. The list of projects may be amended by the County Commission to reflect changing needs due to unforeseen circumstances or community priorities as determined by the Leon County Commission.

D. No project identified in this resolution or in the accompanying map significantly amended, deleted, replaced, or added without at least two noticed public hearings.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Leon County,
Florida on this 12th day of September, 2000.

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BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA

BY: Jane G. Sauls
Jane G. Sauls, CHAIRMAN



ATTESTED BY:
DAVE LANG, CLERK OF THE COURT

BY: John Stott
John Stott, Chief Deputy Clerk

APPROVED AS TO FORM:
COUNTY ATTORNEY'S OFFICE
LEON COUNTY, FLORIDA

BY: Herbert W.A. Thiele
HERBERT W.A. THIELE, ESQ.
COUNTY ATTORNEY

A RESOLUTION AMENDING CAPITAL PROJECTS TO BE FUNDED
FROM THE LEON COUNTY SHARE OF THE
ONE-CENT SALES TAX

WHEREAS, Resolution 00-30 identifies capital projects to be funded from the Leon County Share of the One-Cent Sales Tax, and

WHEREAS, section (C) of Resolution 00-30 states that the list may be amended by the County Commission to reflect changing needs due to unforeseen circumstances or community priorities as determined by the Leon County Commission, and

WHEREAS, the Leon County Commission has determined that there are community priorities that need to be addressed, and

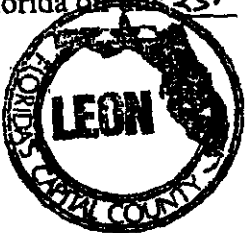
WHEREAS, section (D) of Resolution 00-30 states that no project identified will be significantly amended, deleted, or added without two noticed public hearings, and

NOW, THEREFORE be it resolved by the Leon County Board of County Commissioners that Section 1 of Resolution 00-30 be amended to include the following list of projects:

Greenways and Parks and Recreation Jackson View Park, Woodville Community Park, Woodville Community Center, Alford Arm, Northeast Community Park, Miccosukee Community Center, Miccosukee Greenways, Lake Jackson Community Center, St. Mark's Headwaters Park and Apalachee Regional Park

Stormwater Projects Killearn Acres Flood Mitigation

DULY PASSED AND ADOPTED by the Board of County Commissioners of Leon County, Florida on this 23rd day of September, 2003.



Leon County, Florida

by: Tony Grippa
Tony Grippa, Chairman
Board of County Commissioners

Attest: Bob Inzer, Clerk of the Court
Leon County, Florida

by: [Signature]

Approved as to Form:
Leon County Attorney's Office

by: [Signature]

Herbert W. A. Thiele, Esq.
County Attorney

Sales Tax Extension Funding

	Adj. FY 2005	Planned FY 2006	Planned FY 2007	Planned FY 2008	Planned FY 2009	Planned FY 2010	Planned FY 2011-2019
Expenditures							
<u>Parks</u>							
Alford Arm Greenway	1,220	-	-	-	-	-	-
Apalachee Pkwy Regional Park	1,000,000	-	-	-	-	-	2,900,000
Capital Cascades Greenway	248,649	-	-	-	150,000	50,000	-
Jackson View Park	200,000	-	-	-	-	-	-
Lake Jackson Community Ctr.	196,051	650,000	-	-	-	-	-
Miccosukee Community Center	38,044	-	-	-	-	-	-
Miccosukee Greenway	14,640	-	-	-	-	-	-
Northeast Community Park	2,000,000	-	-	-	-	-	-
Woodville Community Park	-	-	-	-	-	-	-
Woodville Community Center	647,992	-	-	-	-	-	-
<u>Stormwater</u>							
Gaines to McDaniel	-	-	-	-	-	-	1,000,000
Killearn Acres Flood Mitigation	991,801	337,000	-	-	-	-	-
Lafayette Street Stormwater	-	-	777,260	422,740	-	-	-
Lakeview Bridge	-	-	123,967	376,033	-	-	-
Longwood Subdivision Retrofit	-	-	-	175,000	-	-	-
St. Mark's Headwaters	22,350	-	-	-	-	-	-
<u>Transportation</u>							
Charles Cross Road	-	-	-	1,659,720	2,978,832	3,261,448	-
Gaines Street	-	-	-	-	-	10,700,000	-
Smith Bridge	-	100,000	25,000	-	150,000	118,538	481,462
<u>Sidewalks and Bike Trails</u>							
Community Safety and Mobility*	500,000	500,000	500,000	500,000	500,000	500,000	6,500,000
<u>Repayments**</u>							
County Adv. Funding Repayment	-	1,775,000	2,065,482	500,000	-	-	-
Repayment of Gaines St w/ Interest	-	-	-	-	-	-	11,930,228
Total	5,860,747	3,362,000	3,491,709	3,633,493	3,778,832	14,629,986	22,811,690
Available For Sewer Projects							20,442,152

*Assumes \$750,000 per fiscal year beginning in FY12.

**Due to cash flow needs, short term borrowing is necessary to accomplish projects within necessary timeframe.